

Available for Redevelopment

72k sf of land ½ mile to Kenmore Town Center



Seeking expression of interest for joint venture, purchase, or ground lease for a values aligned redevelopment of 6220 NE 181st St, integrating the existing Roland Terry designed church building & memorial garden, and required church parking. Zoned R6 or possible upzone to higher density. Views of Lake Washington, walking distance to Burke Gilman Trail and Town Center amenities make for a highly desirable location.

EPISCOPAL CHURCH OF THE REDEEMER | 6220 NE 181st St, Kenmore, WA



JAMES TJOA
& ASSOCIATES
ADVISORY - BROKERAGE - DEVELOPMENT
RE/MAX COMMERCIAL

IN PARTNERSHIP WITH

RELÈVEN

CONTEXT



LAKE WASHINGTON



INTRODUCTION AND OVERVIEW

Episcopal Church Of The Redeemer has a longstanding history of service in Kenmore and is committed to ensuring its mission continues through sustainable, community-oriented redevelopment.

This Expression of Interest (EOI) invites qualified development partners to collaborate on the redevelopment of 6220 NE 181st St, Kenmore, WA, a well-located site with Lake Washington views and walking distance to the Kenmore Town Center filled with shops and restaurants, Burke Gilman trail, lake activities, schools and other amenities. The Church seeks to enter into a partnership with a developer (in the form of a JV, land lease or sale) to deliver a mixed-use housing project generating a sustainable revenue stream while serving the needs of the local community.

This EOI is an initial step to identify qualified and values-aligned partners. No final design or layout has been established; all future planning will be conducted in close consultation with the Church to ensure the project aligns with both current and long-term objectives.

6220 NE 181st St, Kenmore, WA

ADDRESS

6220 NE 181st St, Kenmore, WA

SIZE

Total area: $\pm 72,000\text{ft}^2$ / 1.65ac.
Rough estimate of developable lot area is **42,000ft²** for new development and church parking requirement.

Roland Terry-designed church to remain, along with memorial garden. Parking required by the church has the flexibility to be integrated into the new development.

ZONING

REZONE TO 'CB' ZONE
REGULATIONS (18.23)



EXISTING



EDUCATION BUILDING

CHURCH OF THE REDEEMER TO REMAIN



PROJECT VISION AND OBJECTIVES

The Church is seeking an experienced impact-led developer in an ownership partnership. Proponents must demonstrate the ability to work within a values-driven framework that delivers both financial sustainability and meaningful community impact.

The Churches' core priorities are as follows:

1. Long-term, stable revenue to support the ongoing mission and operations of the Church
2. Church has continued on-site church presence, with the existing building retained and reimaged as a community hub
3. Collaborative mixed-use housing development, including willingness to work with non-profit, public, and community partners.
4. Values-aligned partnership, with success measured by both financial sustainability and community impact

POTENTIAL UPZONE

CITY OF KENMORE PLANNING DEPARTMENT

Preliminary Assessment

Based on preliminary discussions with the City of Kenmore Planning Department, there is openness to a well-designed mid-rise, mixed-use residential development at 6220 NE 181st Street under Community Business (CB) zoning. The site is considered suitable for an estimated ~40 residential units, integrated with a community hub as a conditional or accessory use. The other option is to go with the current zoning in a stacked town model that could generate up to 12 units. Both approaches align with the City's stated priorities to increase housing supply across income levels, support family-oriented housing, and promote sustainable, community-serving development within higher-density corridors.

For affordable housing, [Substitute HB 1859](#) effective 6/11/26, allows cities to implement density bonus for religious organizations.

6220 NE 181st St, Kenmore, WA

DEVELOPMENT POTENTIAL

For this zoning scenario we have assumed:

1. Residential Density – Mid-rise or stacked townhomes with diverse unit types to support affordability and long-term community stability.
2. Community & Commercial Uses – Integrated space for community-serving or small commercial uses that activate the site.
3. Policy Alignment – Strong fit with municipal priorities for density, sustainability, and efficient land use.





APARTMENT BUILDING. CHURCH TO REMAIN.

LOT AREA = ± 72,000^{sq} / 1.65ac

- **42,248^{sq} TOTAL GFA**
 - 35,837^{sq} RESIDENTIAL (85%)
 - 6,407^{sq} COMMERCIAL (15%)
- **39 RESIDENTIAL UNITS**
 - (3) STUDIO UNITS (400^{sq})
 - (21) 1-BEDROOM UNITS (550^{sq} - 600^{sq})
 - (15) 2-BEDROOM UNITS (900^{sq} - 1250^{sq})
- **'C' ZONE REGULATIONS (18.23)**
 - MIN. STREET SETBACK = 0m
 - MIN. SIDE SETBACK = 15ft
 - MAX. HEIGHT = 35ft (AVERAGE GRADE + 10ft)
 - MAX. DENSITY = 59 UNITS (OF UNITS PER ACRE)
 - MAX. AREA OF INDIV. COM. USE = 5,000^{sq}
- **PARKING REGULATIONS (18.40)**
 - PARKING REQ. RESIDENTIAL = 68 SPACES
 - STUDIO UNITS: (3x1.2) = 3.6
 - 1-BED UNITS: (21x1.5) = 31.5
 - 2-BED UNITS: (15x1.7) = 25.5
 - VISITOR: (39x0.5) = 7.8
 - PARKING REQ. CHURCH = 7 (32 PROVIDED AT GRADE)
 - PARKING REQ. RETAIL = 21 SPACES
 - PARKING IN GARAGE (2 FLOORS) = 95 SPACES
- **MIXED USE DEVELOPMENT STANDARDS (18.50.090)**
 - MAX % RESIDENTIAL = 75% (85% PROVIDED, SEEK APPROVAL FROM CITY MANAGER)

DISCLAIMER: ALL DIMENSIONS ARE APPROXIMATE.



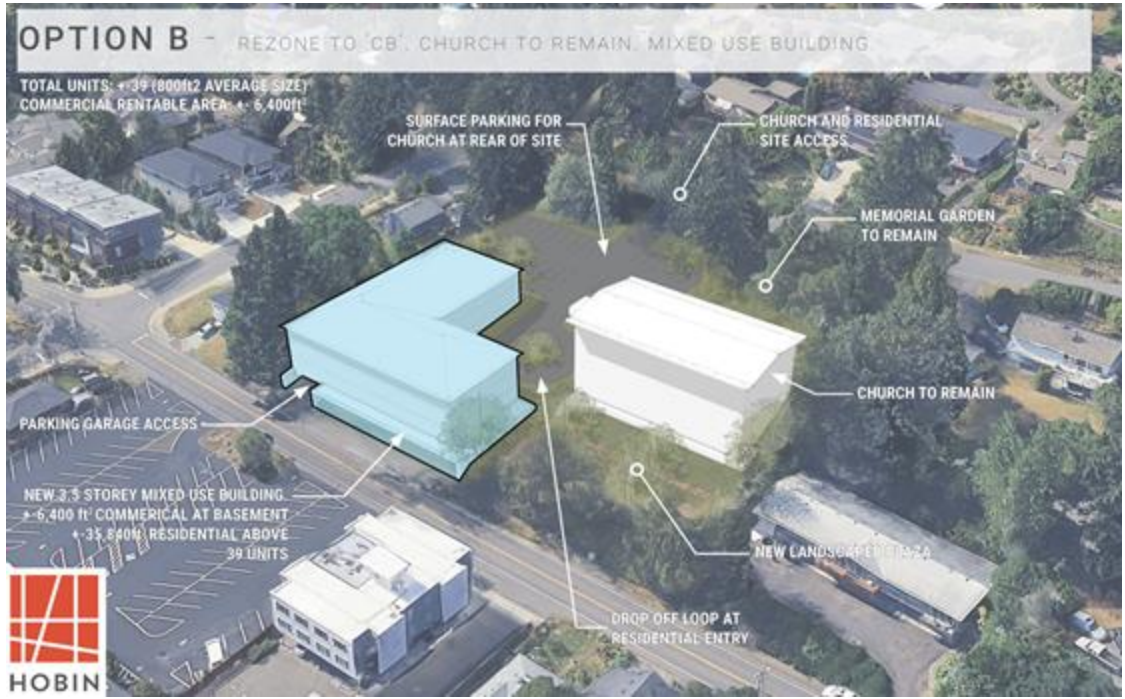
CHURCH OF THE REDEEMER
6210 NE 181st ST. - KENMORE, WA

OPTION B

SCALE 1:500
MARCH, 2025



SITE POTENTIAL -EXAMPLE

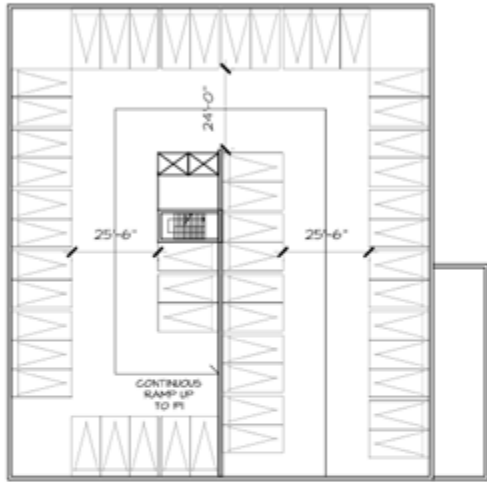


This example is consistent with a potential upzone to CB zoning allowances while remaining sensitive to neighborhood context and scale. Early planning feedback, including meeting with the City of Kenmore, emphasized the importance of thoughtful massing, pedestrian-oriented design, and community benefit in addressing potential neighborhood concerns. Overall, the site presents a strong opportunity to advance the City’s housing, economic vitality, and community engagement goals through a carefully considered mixed-use development concept.

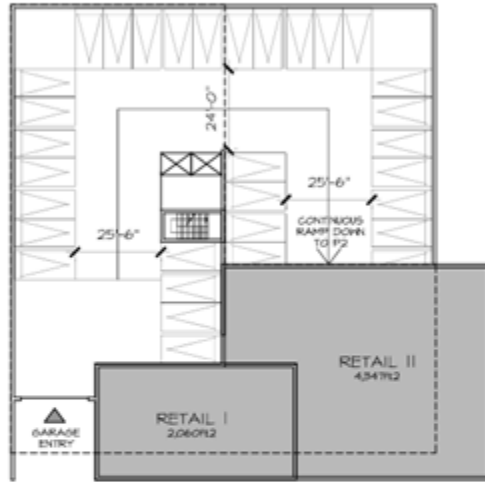
[Substitute HB 1859](#) effective 6/11/26, allows cities to implement density bonus for religious organizations in exchange for affordable housing.

6220 NE 181st St, Kenmore, WA





PARKING LEVEL 2



BASEMENT / PARKING LEVEL 1



TYPICAL RESIDENTIAL LEVEL

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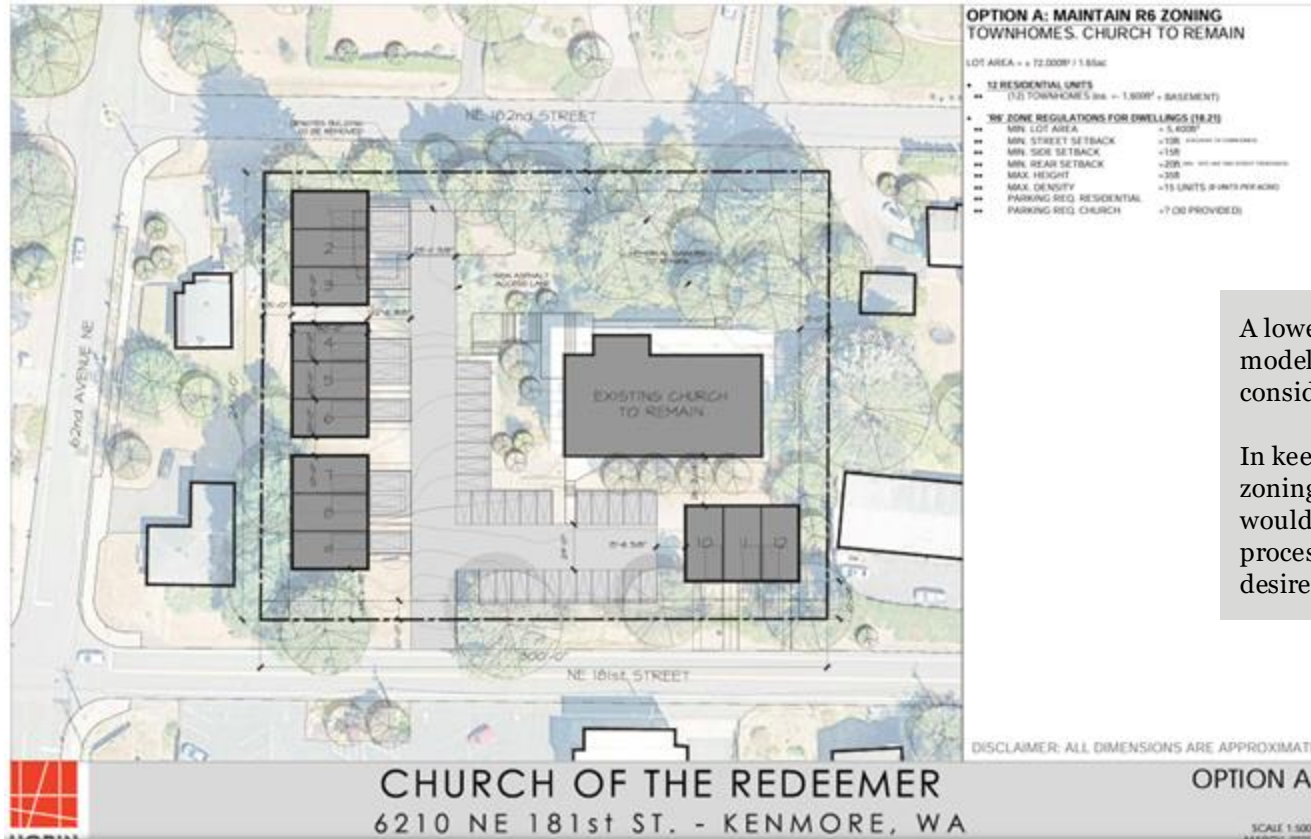
CHURCH OF THE REDEEMER
6210 NE 181st ST. - KENMORE, WA

SCHEMATIC PLANS

SCALE 1:400
MARCH, 2025



Example site layout under current zoning



A lower density stacked townhome model is also an option to be considered.

In keeping with the current R6 zoning a stacked townhome model would simplify the predevelopment process while still accomplishing the desired outcomes.

SUBMISSION REQUIREMENTS

Interested proponents should submit an Expression of Interest containing the following:

- Developer Background and Experience – including similar completed projects
- Key Personnel – identification of the project team and roles
- Preliminary Concept and Vision – outline of proposed approach to site design and program mix
- Approach to Project Goals – how the proposal aligns with objectives for community benefit, design quality, and financial sustainability
- Financial Capacity and Funding Strategy – evidence of ability to deliver the project
- Proposed Timeline and Key Milestones
- Suggested Joint Venture , Ownership or other Partnership Structure
- Describe how you would work with the Church, including roles, expectations, and communication throughout the process

PROJECT PROCESS

Step 1 – Receive Expression of Interest

Step 2 – Series of Interviews with proponents

Step 3 – Lead proponent chosen

Step 4 – Creation of Letter of Intent

Step 5 – Due diligence period, development of master plan, sharing of all materials, development of pro forma etc.

Step 6 – Full legal agreement for sale, lease or JV

Step 7 – Project execution

SUBMISSION CRITERIA AND DETAILS

Submissions will be assessed and weighted across these 5 categories:

- Alignment with organizational mission and values
- Development experience and track record
- Financial capacity and credibility
- Creativity and feasibility of the proposed concept
- Commitment to affordability, sustainability and community engagement

Please submit your interest by...

DEADLINE May 15, 2026

HOW TO SUBMIT Questions and submissions should be sent to:

James Tjoa & Associates
RE/MAX Commercial
james@jamestjoa.com



SUBJECT SITE

RECENT HIGH DENSITY DEVELOPMENTS

CITY OF KENMORE CITY HALL

COMMUNITY BUSINESS ZONE WEST SUBAREA
ZONE FEATURES HEIGHT RESTRICTIONS IN ORDER TO MAINTAIN VIEW CORRIDOR TO LAKE WASHINGTON

EXCLUSIVELY LISTED BY
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IN PARTNERSHIP WITH

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